

# Planning & Heritage Statement

**Tudor Cottage, Wedmans Lane,  
Rotherwick, RG27 9BN**

*Prepared For*  
**Mr and Mrs Hunt**

**3650**  
**April 2024**

Including: Design and Access Statement



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## 1 INTRODUCTION

- 1.1 This statement is submitted in support of a householder and listed building application made by **Mr and Mrs Hunt** for the demolition of an existing modern detached garage and erection of two-storey extension with glazed link.
- 1.2 The property, Tudor Cottage, is Grade II listed and located within the Rotherwick Conservation Area.
- 1.3 This statement provides support for the application providing a Planning and Heritage Statement which sets out justification for the scheme in the current planning context and addressing the Council's reasons for refusal on an earlier application for similar development.

### THE SITE AND SURROUNDINGS

- 1.4 The application site, Tudor Cottage, is located within the defined settlement boundary of Rotherwick on the southern side of Wedmans Lane at the junction with Lampards Close.
- 1.5 The property is set down a narrow private single lane track leading to the site and the immediate neighbour Rosemary Cottage. A public right of way (PRoW) runs along the northern boundary of the site, on the opposite side of the established hedgerow and trees.
- 1.6 The property is a single dwellinghouse split over two floors providing 4no. bedrooms. The dwelling is Grade II listed and has been extended previously in the 20<sup>th</sup> Century. A modern detached single storey brick constructed garage is located to the south of the property.
- 1.7 Historic England's official listing states: *"C16, modernised. 2-storeyed timber framed house with modern extensions to the west. Red tile roof, 1/2-hipped. Timber frame exposed on the north front with painted brick infill; extension is a poor imitation. Modern casements. Old door in solid frame. Interior reveals frame and large chimney breast"*.



## PLANNING HISTORY

1.8 The Council's planning register has been reviewed and the following are relevant to the current planning application.

1.9 **22/01737/HOU** and **22/02433/LBC** Erection of a two-storey extension with single storey link to dwelling following demolition of existing garage. The applications were refused on 21 November 2022.

1.10 The Listed Building application was refused on a single ground:

- 1) *“By virtue of the negative impact of the proposal on the setting of the listed building known as Tudor Cottage, by virtue of its scale, design and position, the proposal would result in less than substantial harm to the significance of a Grade II listed building. There would be insufficient public benefits generated by the works to outweigh this harm.*

*As such, the proposal would fail the national policy tests of Section 16 of the NPPF 2021, the local policy tests of policies NBE8 and NBE9 of the Hart Local Plan (Strategy & Sites) 2032, saved policy GEN1 of the Hart Local Plan 2006 and policy BE02 of the Rotherwick Neighbourhood Plan.*

*It would further fail the legislative requirements of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990”.*

1.11 The Householder application was refused on three grounds:

- 1) *By virtue of the negative impact of the proposal on the setting of the listed building known as Tudor Cottage, by virtue of its scale, design and position, the proposal would result in less than substantial harm to the significance of a Grade II listed building. There would be insufficient public benefits generated by the works to outweigh this harm. As such, the proposal would fail the national policy tests of Section 16 of the NPPF 2021, the local policy tests of policies NBE8 and NBE9 of the Hart Local Plan (Strategy & Sites) 2032, and saved policy GEN1 of the Hart Local Plan 2006. It would further fail the legislative requirements of Sections*



*16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

- 2) The proposed development by virtue of its scale, design and position, would cause less than substantial harm to a designated heritage asset, the Rotherwick Conservation Area. It would further fail the legislative requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in failing to preserve or enhance the character or appearance of the conservation area. Insufficient public benefits would be generated by the works which would outweigh this harm. As such, the proposal would fail the national policy tests of Section 16 of the 2021 NPPF, and conflict with development plan policies NBE8 and NBE9 of the Hart Local Plan (Strategy & Sites) 2032 and saved policy GEN1 of the Hart Local Plan 2006.*
- 3) Insufficient information has been provided within the application for the Local Planning Authority to be able to adequately assess the impacts of the proposal on biodiversity and the information provided does not enable the LPA to discharge its statutory duties in this regard. The proposal is therefore contrary to Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2032, Policy NE03 of the Rotherwick Neighbourhood Plan, Paragraph 180 and 185 of the National Planning Policy Framework 2021 and the Conservation of Habitats and Species Regulations 2017 with regards to European protected species.*



## 2 THE PROPOSAL (INCLUDING DESIGN AND ACCESS STATEMENT)

- 2.1 The applicant has reviewed the Council's reasons for refusal on **22/01737/HOU** and **22/02433/LBC** and this application responds to the harm that has been alleged by the Council. This application specifically seeks to address each of the Council's reasons for refusal.
- 2.2 The previous application proposed the demolition of the modern brick garage and erection of a two storey extension designed with catslide roof, and a single storey glazed link to the main dwelling, as illustrated in the images below.



*Figure 1 - Refused extension*



- 2.3 The current proposal is for the demolition of the existing single storey modern brick garage and the erection of a two-storey extension and with a glazed link. However, as set out below the scale and mass of the proposed development has been reduced to address the Council's reason for refusal.

#### **AMOUNT**

- 2.4 The new building will provide approximately 58sqm of ground floor accommodation comprising family room and WC whilst the accommodation within the roof space will offer ensuite bedroom accommodation of approximately 30sqm. The proposed extension will be connected to the main dwelling by a glazed link.
- 2.5 The new building is sunk into the existing ground level by 900mm leaving the eaves just higher than the lower eaves of the 20<sup>th</sup> century extension to the main house. Additionally, the change to design has allowed the ridge of the extension to be dropped by approximately 120mm from the refused scheme.

#### **DESIGN**

- 2.6 The design of the proposed new building is based on a traditional barn format, utilising half-hips to the main section of the building and a diminutive gable to the forward projection, reflective of the existing garage. The building has been dropped into the existing ground level thereby reducing the ridge height ensuring it is subservient in appearance to the main dwelling. Linking the proposed extension with the existing dwelling is a simple single storey glass connection. This contemporary light weight approach to linking old and new buildings is an accepted approach and incorporated into many grander listed buildings.

#### **LAYOUT**

- 2.7 The new buildings will essentially occupy similar parts of the site to the existing garage building and will offer 21<sup>st</sup> century living accommodation.

#### **ACCESS**

- 2.8 It is not proposed to alter the access to the site.



## LANDSCAPING

- 2.9 There will be limited changes to levels within the rear garden and which will lead to some changes in the overall hard and soft landscaping in the vicinity of the development, but this will be residential in nature and will not impact on the existing building.





### **3 PLANNING POLICY CONTEXT**

3.1 Section 70 of the Town and Country Planning Act 1990 and 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise.

3.2 In the case of this application, the relevant adopted Development Plan consists of:

- Hart District Plan (strategy and sites) adopted April 2020
- Hart District Local Plan replacement (saved policies) adopted May 2020
- Rotherwick Neighbourhood Plan made December 2016

3.3 The National Planning Policy Framework 2023 and its accompanying practice guidance together with Supplementary Planning Documents are material considerations but do not form part of the Development Plan.

3.4 The site is located within Rotherwick Conservation Area and is Grade II listed, as such the provisions of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also key material considerations.

3.5 Additionally, Historic England Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015) and Good Practice Advice In Planning Note 3: The Setting of Heritage Assets Historic England 2017) are both relevant to the current proposal.

#### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2023**

3.6 The National Planning Policy Framework (NPPF) and its accompanying practice guidance are key material considerations. Although not development plan policy, it represents important guidance which sets out the Government's approach towards planning for new development.



3.7 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 10) which should be seen as a foundation for both plan-making and decision-taking (paragraph 11).

3.8 Section 16 of the NPPF relates to the conservation and enhancement of the historic environment.

#### **ADOPTED HART DISTRICT LOCAL PLAN 2020**

3.9 The following policies of the Local Plan are relevant to the consideration of this application are set out below.

- SD1 Sustainable Development
- NBE4 Biodiversity
- NBE8 Historic Environment
- NBE9 Design

#### **HART DISTRICT LOCAL PLAN (REPLACEMENT) SAVED POLICIES**

3.10 The following saved policies of the Local Plan replacement are relevant to the consideration of this application are set out below.

- GEN1 General Policy for Development

#### **ROTHERWICK NEIGHBOURHOOD PLAN**

3.11 The following policies within the Neighbourhood Plan are relevant to the consideration of the application.

- SP01 - Sense of place
- SP02 - Location and nature of development
- BE 01 – Design
- BE 02 - Conservation Area



## 4 HERITAGE STATEMENT

### OVERVIEW

- 4.1 This section addresses the significance of the identified heritage assets and the impact of the proposed development on their setting.
- 4.2 Listed Buildings and Conservation Areas are both considered as designated Heritage Assets as defined by the National Planning Policy Framework (NPPF). The NPPF defines a Heritage Asset as "*a building....identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*".
- 4.3 The statutory obligation for determining a planning application is that it must be determined in accordance with the development plan unless material considerations dictate otherwise (S70 of the Town and Country Planning Act 1990 and S38 of the Planning and Compulsory Purchase Act 2004). Local Plan Policy NBE8 and Neighbourhood Plan Policies BE02 set out the planning tests for development which impact on Heritage Assets, but these policies only provide general policy requirements. The test for considering the impact on a listed building, the setting of a listed building and the impact on a Conservation Area is set out in the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and therefore, though the generic policy of the Development Plan and the National Planning Policy Framework must be taken into account, the statutory tests of the aforementioned Act are of most relevance.

### PLANNING FRAMEWORK

- 4.4 Listed buildings benefit from the highest level of protection under the provisions of The Act. Within the definition of listed buildings, the majority are grade II (approximately 92%) with only the top-rated buildings grade I or II\*. Paragraph 1(3) of the Act explains that "*In considering whether to include a building in a list compiled or approved under*



*this section, the Secretary of State may take into account not only the building itself but also—*

- a. any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and*
- b. the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.”*

4.5 Section 16(2) of the Act then sets out the basic legal test for the decision maker requiring that *“in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of **special architectural or historic interest** which it possesses”*. The highlighted section is important as it places the emphasis on the architecture (which can be taken as the external appearance) or the historic interest.

4.6 In terms of the setting of a listed building, the tests for this are set out in paragraphs 16(2) and 66(1) of The Act which requires that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

4.7 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as *“an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”*.

4.8 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a



conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 4.9 The advice for the decision maker continues in paragraphs 197-202 of the NPPF where the relevant advice states:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss-or less than substantial harm to its significance” (Para 205; emphasis added).*

*“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional” (Para 206).*

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use” (Para 208)*

- 4.10 **Designated Heritage Assets** comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

- 4.11 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural,



artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

4.12 **Setting** is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.13 The Planning Practice Guidance (PPG), in relation to the historic environment states at paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

*“Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non designated heritage assets.”*

4.14 Paragraph 013 Reference 18a-013 concludes:

*“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*

4.15 The key test in NPPF paragraphs 205-208 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:



*“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting”.*

- 4.16 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-202) apply.
- 4.17 Within each category of harm, the extent of the harm may vary and should be clearly articulated.
- 4.18 Works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.
- 4.19 Paragraph 208 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*



*Examples of heritage benefits may include:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation”.*

4.20 Turning to Historic England’s Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015), this document provides information to assist all relevant interested parties in implementing historic environment policy in the NPPF and nPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- *Understand the significance of the affected assets;*
- *Understand the impact of the proposal on that significance;*
- *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;*
- *Look for opportunities to better reveal or enhance significance;*
- *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and*
- *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.*

4.21 Historic England’s Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (2017) provides guidance on the management of change within the setting of heritage assets.





4.22 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

4.23 This Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:

- 1) *Identification of heritage assets which are likely to be affected by proposals;*
- 2) *Assessment of whether and what contribution the setting makes to the significance of a heritage asset;*
- 3) *Assessing the effects of proposed development on the significance of a heritage asset;*
- 4) *Maximising enhancement and reduction of harm on the setting of heritage assets; and*
- 5) *Making and documenting the decision and monitoring outcomes*

4.24 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

### **HISTORIC BASELINE**

4.25 This part of the assessment will consider the potential effects of development within the site on the significance of heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).



4.26 The heritage assets which require assessment have been selected with reference to the National Heritage List for England database held by Historic England, as well as information held by the Local Planning Authority on conservation areas and locally listed or other non-designated heritage assets identified.

4.27 The following assets have the potential to be affected by the proposed development.

- Tudor Cottage, Wedmans Lane (Grade II – List Entry **1272301**)
- Rotherwick Conservation Area

#### **Tudor Cottage:**

4.28 The significance of the application site is due to its historic age, specifically the 16<sup>th</sup> century timber framed dwelling, and not the poor 20<sup>th</sup> century imitation extension as directly referenced in the Historic England listing (as noted at paragraph 2.6). It is clear that the significance of the asset is the original portion of the dwelling.

4.29 The experience of the setting of this asset is limited due to its visually enclosed boundaries and limited public views. The original portion of the dwelling is glimpsed from the front of the property on the PRow whilst there are glimpsed views of the 20<sup>th</sup> Century extension also from the PRow within the adjacent field. The setting is also within the private rear garden of Tudor Cottage.

#### **Rotherwick Conservation Area**

4.30 Rotherwick Conservation Area was first designated in 1976 and then further extended in 1986, 1988 and again in 1996. The Conservation Area Character Appraisal and Management Proposals produced in 2011 identifies that broadly, the conservation area comprises two character areas: Rotherwick village centred around The Street and surrounding landscape; and secondly, Tylney Hall and its parkland. The application site falls within the former.

4.31 The significance of this asset is its rural setting and the number and grouping of historic buildings around the core of the village.



## CONCLUSION

- 4.32 The proposal would require the removal of some building fabric to facilitate the glazed link extension however, this will be fabric of the 20<sup>th</sup> century modern extension and will not affect historic fabric of the 16th century portion of the dwelling.
- 4.33 The proposed extension will alter the setting of the listed building however, this must be viewed in the context that the proposal will replace an existing modern garage and is removed from the original historic building form. Additionally, the extension with its glazed link extension will ensure that the building is read as discreet sections of varying historic periods.
- 4.34 In terms of the setting of the Conservation Area, the proposed extension is domestic in character reflective of the semi-rural village fringe location with its barn-hip roof design and brick construction. The proposed development will be glimpsed from outside the conservation area (along the PRow) looking back toward the conservation area and entirely within the context of a domestic setting.
- 4.35 Overall, the impact of the proposed development will be less than substantial and on the very lower end of the sliding scale, when using the NPPF terminology set out at paragraph 208. The weight of this less than substantial harm against the public benefits is assessed in the following section.



## 5 PLANNING ASSESSMENT

### OVERVIEW

- 5.1 Sustainable development is at the core of the planning system, with the NPPF emphasising that the plan making and decision taking processes ensure there is a presumption in favour of sustainable development. This means that for decision taking, development proposals which are in accordance with the development plan are approved without delay.
- 5.2 The application site falls within the settlement boundary of Rotherwick and relates to a Grade II listed dwellinghouse. The proposed development is domestic in character and will be entirely read as an ancillary extension to the main dwelling.
- 5.3 The proposed development will allow the current owners and custodians of Tudor Cottage and their children to expand into the home by providing additional living accommodation of a modern standard, and also providing additional sleeping accommodation for extended family and friends to visit whereas, currently the accommodation does not allow for this.
- 5.4 In turn these works will ensure the long-term preservation of the listed building in accordance with policy NBE8.

### DESIGN AND APPEARANCE

- 5.5 The design of the proposal, as described at Section 2 of this statement, adopts a rural character and incorporates barn hips. This approach is equally reflective of the hipped roof of the main dwelling.
- 5.6 When viewed from the driveway, one will see the small, hipped projection (image 2 below) and which is not dissimilar to the existing garage in scale. Views into the site diminish the further north one is along the PRow and access drive (image 3 below) such the impact on the setting of the listed building and conservation area are within the immediate surrounds of the building and not further afield.

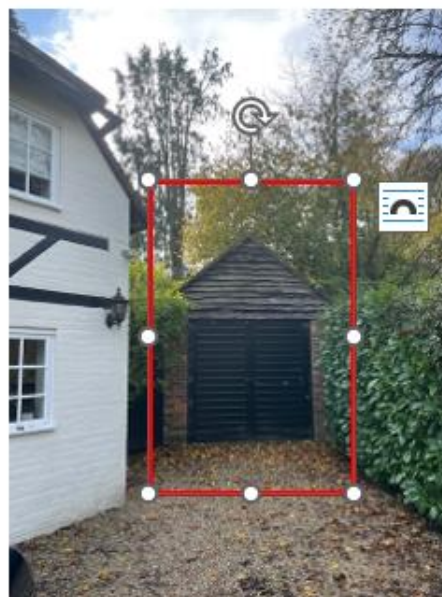
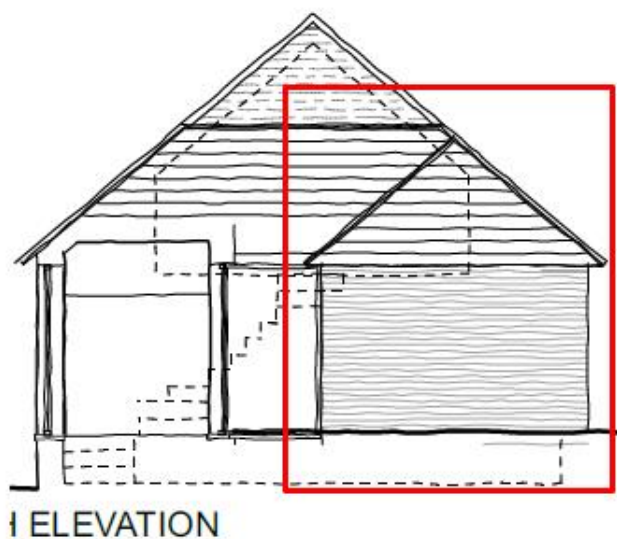


Figure 2 - Comparison of proposed extension and existing garage



Figure 3 - Scaled artistic impression of proposed development from front



Figure 4 – Existing view from access lane

- 5.7 The overall height of the extension will be approximately 5m to apex when viewed from the north (driveway) and west (PRoW). The overall height of the previously refused application was approximately 5.3m to ridge. This reduction in scale and visual relationship with the main dwelling addresses the Council’s previous concerns and ensure that the existing dwelling remains the imposing and dominant building on site. The development accords with policy NBE 8 and NBE9 of the Local Plan.

#### **AMENITY**

- 5.8 The application site is located at the terminus of a private drive with neighbouring residential property located to the north and east. The proximity of the proposed extension from neighbouring property together with its sunken nature will not adversely affect residential amenity of any neighbouring properties. The development therefore accords with policy NBE9.

#### **PROTECT SPECIES**

- 5.9 The Council in their third reason for refusal of the Householder application noted that *insufficient information in respect of bats had been provided within the earlier application for the Local Planning Authority to be able to adequately assess the impacts of the proposal on biodiversity.*



5.10 In the interim time, the applicant has instructed a qualified ecologist to undertake a Bat Survey of the property (September 2023). The report accompanies this application, and which concludes that there was no evidence of bats recorded within the garage during the initial inspection and no bats were seen to emerge from or return to roost within the garage, which confirms the likely absence of roosting bats from the garage. In this respect, the demolition of the garage would not have any adverse impact on this protected species, and the council's reason for refusal has been addressed. The development therefore accords with policy NBE4 of the Local Plan.

### **PUBLIC BENEFITS**

5.11 Policy BE02 of the Rotherwick Neighbourhood Plan states that *'Proposals that would have a detrimental impact on, or result in the loss of either historic parks and gardens, listed buildings, locally listed buildings or positive buildings of townscape merit, as identified in Annex G of this NDP will not be supported, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, as appropriate to the significance of the heritage asset.'* (emphasis added).

5.12 It should be noted that the Rotherwick Neighbourhood Plan is now more than 7 years old and pre-dates the NPPF and its most recent updates and accompanying guidance. The test set out within the NPPF at Paragraph 208 (refer to Section 4 of this Statement) is that the harm shall be weighed against the public benefits. There is no requirement for these benefits to be 'substantial'.

5.13 In accordance with nPPG paragraph 020 Reference ID: 18a-020-20190723 it is clear that public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, ***"works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit"***.

5.14 The owners of Tudor Cottage are the current custodians of the heritage asset and have been since 2016. Since then, they have invested in the property to ensure it is maintained and the historic architectural value of the property preserved. The proposed



additional accommodation will allow the family to remain and continue to invest in the long-term preservation of this asset.

5.15 On this basis, the ongoing stewardship of this asset by the applicant is a clear demonstrable public benefit that outweighs the less than substantial harm arising from the proposed extension.